



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

June 1, 2010

To the Honorable, the City Council,

**Subject: Boston Properties Petition to Amend the MXD District**

## **Recommendation**

The Planning Board enthusiastically supports this zoning change, which would facilitate the Broad Institute's interest in expanding near its headquarters in Cambridge. Thus, the Board recommends adoption of the Boston Properties Petition to amend the MXD District in Kendall Square, which would increase the aggregate GFA to 3,073,000 SF and allow for increased non-residential development, with the following suggestions.

First, the name of the portion of Kendall Square that could receive the Broad expansion should be changed to the "Ames Street District." because the "Smart Growth/Underutilized Area" designation suggests a project that is seeking to encourage housing and smart growth development under the Massachusetts Chapter 40R program, which is not relevant in this case. Second, because of the large size and visual importance of the proposed new building, the Board recommends that a non-binding review of the Broad expansion take place at the Planning Board, to supplement the Cambridge Redevelopment Authority design review process. Finally, the Board urges the CRA and Boston Properties to continue to pursue creation of housing in Kendall Square, as provided in the 2001 rezoning adopted by the City Council. The 200,000 square feet of housing that is allowed through that rezoning would bring a welcome, and long-awaited, complement of housing into the heart of the MXD district.

Respectfully submitted for the Planning Board.

*Hugh Russell* (BR)

Hugh Russell, Chair